

# BOWEN

PROPERTY SINCE 1862



Asking Price £120,000

76 Vernon Street, Wrexham LL11 2LN

🏠 2 Bedrooms

🚿 1 Bathroom

## 76 Vernon Street, Wrexham LL11 2LN



### General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this two bedroom mid-terraced house is located on a one way street only a few minutes' walk from the city centre. The property is sure to appeal to both first time buyers and rental investors alike, with a potential rental income of £675 pcm. Well-presented throughout, the living accommodation briefly comprises a living room with double doors leading through to the kitchen/breakfast room, utility room, shower room, landing, main bedroom, and a further double bedroom. Double glazed throughout, there is also a "Worcester" combination boiler.

**Location:** The property is situated on a one-way residential street on the fringes of the city centre within walking distance of the Train Station, the Maelor Hospital and the University.

### Accommodation

#### On The Ground Floor:

**Living Room:** 12' 2" x 11' 8" (3.72m x 3.55m) Double glazed composite door to the front elevation. PVCu double glazed window to the front elevation. Radiator. Wood-effect flooring. Feature fire surround.

**Kitchen/Breakfast Room:** 11' 1" x 11' 7" (3.38m x 3.53m) maximum. PVCu double glazed window to the rear elevation. Wall and base units with complementary work surfaces. One-and-a-half bowl stainless steel sink and drainer unit with mixer tap. Integral gas hob and electric oven. Cooker hood. Space for under-counter fridge and freezer. Wall tiling. Tile-effect flooring. Radiator.

**Utility Room:** 6' 0" x 5' 11" (1.84m x 1.80m) PVCu double glazed door and window to the side elevation. Wall and base units with complementary work surfaces. Radiator. Plumbing for washing machine. Space for condensing tumble dryer. Tiled floor.

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**Downstairs Shower Room:** 6' 1" x 5' 4" (1.86m x 1.63m) PVCu double glazed window to the side elevation. White three piece suite comprising a shower cubicle, low level w.c. and wash hand basin set into cabinet. Heated towel rail. Fully tiled walls. Tiled floor.

**On The First Floor:**

**Landing:**

**Bedroom 1:** 12' 2" x 11' 7" (3.72m x 3.54m) PVCu double glazed window to the front elevation. Radiator. Wood-effect flooring.

**Bedroom 2:** 11' 2" x 8' 7" (3.41m x 2.61m) PVCu double glazed window to the rear elevation. Radiator. Wood-effect flooring. Storage cupboard housing a "Worcester" combination boiler. Attic hatch.

**Outside:** Externally there is a small, gravelled garden to the front of the property and there is a good sized low maintenance garden to the rear with a Workshop which has power and lighting and is at the end of the garden.





**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in a cupboard in the second bedroom.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 70|C.

**Council Tax Band:** The property is valued in Band "C".

**Directions:** From the city centre proceed down Grosvenor Road to the roundabout by The Lemon Tree. Take the first exit onto Rhosddu Road and then the first left into Vernon Street. The property will then be observed on the right-hand side of the road.

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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